

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Monday**  
**November 3, 2003**  
**7:00 p.m.**

**Evergreen Recreation Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

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The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, eleven (11) District Advisory Board Members (1) youth DAB member, nine (9) city staff, and (30) citizens. Approximately 51 were in attendance.

**Members Present**

Council Member Sharon Fearey  
Bob Schreck  
Rosalie Bradley  
Sandra Whittington  
Maurine Willis  
Bob Wine  
Dick Rumsey  
John Guthridge-alternate  
Bickley Foster  
Rob Johnson- alternate  
Jaya Escobar  
Annie Best  
Daniel Ramirez- youth

**Member Absent**

Rick Shellenbarger

**Guests**

Listed at end

**Staff**

Officer Frank Silva, Patrol North  
Officer Glen Kyle Patrol West  
Terri Dozal, Neighborhood Assistant  
Rob Younkin, Public Works  
Donna Goltry, Planning  
Tom Smith, Finance  
Scott Logan, Traffic Engineer  
Wanda Parker-Givens Patrol North  
Steve Lackey, Public Works Director

**Council Member Fearey** called the meeting to order at 7:06 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented.

**Approval of Minutes**

The minutes for October 6th were approved with the following amendment: (**Schreck/Rumsey 11-0**)

- The motion for the Improvement of the 21<sup>st</sup> Street Bridge at St. Francis should read DAB recommends Option 2 for construction of the bridge and to include a shoe fly either on the north/south side of the businesses to maintain traffic flow. (**Schreck/Whittington 10-0**) the vote count was not included.

**Approval of Agenda**

The agenda was approved with the following amendments. (**Willis/Schreck 11-0**)

- Overview of Neighborhood Inspection Functions is deferred till December meeting
- Add presentation on Neighborhood Revitalization Act and Local Investment Area as Item #2 on the agenda.

## **Public Agenda**

*Joe Wilson, 1652 Westlynn: concerned about non-disclosures on City of Wichita problems. Will present at December meeting.*

Riley Williams, Coordinator for Weed and Seed program presented on the program that is a collaborative effort between law enforcement, residents and prosecutors who work together to weed out crime and drug activity. This program is sponsored by the United States Department of Justice. When the program first started there were only 10-12 cities involved and today there are 300 cities working on this type of project. Crime has reduced around 40-60% due to the total effort of the community to improve the area. The areas covered in this program surround Central to 13<sup>th</sup> – 17<sup>th</sup> to Hillside. The goals are to curb Domestic Violence, truancy, drive by shootings and drugs. This program has shown lots of successes. Brochures were also handed out.

*Carol Bradford, will discuss the up-coming “Celebrate Safely” project for New Year’s Eve. This item will be presented at December meeting.*

## **STAFF PRESENTATIONS**

### **1. Community Police Report**

*Officer Frank Silva, Patrol North 41 Beat* discussed there had been drive-by problems and SCAT officers were working suppression patrols including handing out flyers to neighbors who have been effected. The officers worked an all over community tire clean up collecting 1000 tires. Officer Kimble was responsible for getting the tires picked up. On October 28<sup>th</sup> a John sting was done and eight arrests in several hours with a 14 yr old being the youngest John. Officer Morris is working on the club Latino Boom problem on weekends to get decimal readings on the noise coming out of the club. Officer Franco is working on trains parked across streets blocking traffic. We are beginning to work on the Christmas crusade to collect gifts for children who have been reported to the Police as a family in need.

*Officer Kyle, Patrol West* continues to work on Westdale & 21<sup>st</sup> to reduce speeding and the number of accidents that take place. Kyle stated he would like to see enlarged Stop signs. Kyle also reported on the Twin Lakes bank robberies and residential burglary.

**Member Schreck** asked again about cars parking on Meridian, Officer Kimble is to check on this.

Officer Franco to check into 21<sup>st</sup> & Market at the NE corner they have cars for sale.

**\*\*\*\*\*Action Taken: Receive and file**

### **2. Neighborhood Revitalization Act and Local Investment Area**

*Tom Smith Finance Department*, presented on the current plan for Neighborhood Revitalization Act and Local Investment Area program was based on the 1990 census data and needs to be re-looked at according to the Census-data of 2000. *Smith* stated there had been task force review of data along with internal staff and community recommending revising the boundaries. Demographics show Broadway is a better defining line. The Tax Rebate program has been slow to use since 1998. We accommodate 30-40 projects over 5 years. We have had marketing efforts to let people know about these programs and when people pull permits, OCI let’s people know about them. **Fearey** asked about remodeling your home if this was included in the program. *Smith* stated the remodeling needs to be enough to increase your property value.

DAB Members asked the following questions or comments: answers in Italics

- Is the Tax Rebate for improving real estate? *Yes, to develop more homeownership*
- TIF Redevelopment is it for city purposes? *Not eligible for Tax rebate program.*
- Will this go for sidewalks repairs? *Yes including gutters and streets*
- What about community input? *There will be a hearing at City Council for priority needs.*
- Will CDBG funds be covered in this map? *Yes.*
- \$100,000 over 5 years is not a lot of money. *This is just an estimate, it could go up or down. People have to file an application and they will receive % of tax rebate for 5 years.*
- Does the Assessor go into your house? *If you were to add sq. ft. to your home like remodel your kitchen, the tax assessor needs to see why there would need to be an increase in property value.*
- Is paperwork minimal? *Yes = 2 pages*
- Why are people not using this program? *People think it's harder to qualify than it is and some say they are not aware of the program.*
- \$10,000 for the exterior or improvement is not very good. *It is difficult to get people to be interested as this program has more impact for new construction infill. Community Housing Services and Mennonite use this to assist their clients. There is a bigger impact with larger \$ amounts.*
- How much money was used last year? *\$32-35,000.*

\*\*\*\*\***Action Taken:** Motion to approve the NRA Task Force recommendations for District VI. (Foster/Escobar 11-0)

### PLANNING

#### 3. Introduction of new Planning Director

John Schlegel Planning Director discussed the RFP (request for proposal) for the hiring of a consultant for the 21<sup>st</sup> street development. Schlegel discussed the map of the project and stated he was working on getting the community organized, as there are different ethnic groups each with a unique area and opportunities to work with.

He began discussing the industrial area and the huge challenges it will face, as it is an older area. Conflicts of street and rail traffic will be hard to put the plan together. Help from consultants with the right expertise for this type of project is what we will be looking for.

Following are questions or comments from DAB members: answers in Italics

- The businesses at 21<sup>st</sup> East and the upcoming closing of their street, what about them? *Planning will work with them.*
- Is this going to be done on a priority system? *The project may be done at the same time-more manageable components and different groups we will be working with to focus on their areas.*
- How many prior studies? *13*
- How much money is this going to cost? *We don't know how much on this new study. It could be expensive due to the railroad corridors.*
- Couldn't you use some of these previous studies, why another one? *We need current fresh info and the other studies were just 21<sup>st</sup> and Broadway to Hood. District I & VI is working together to improve and complete a plan.*
- On the RFS has there been any feedback? *Not yet Nov. 14<sup>th</sup> is the deadline for submittal of the RFS.*

- Is there money for this project? *Transportation funding we can possibly use. Categories will be broken down in money wise individual plans.*
- The Hispanic community wants some thing done. 21<sup>st</sup> & Broadway west we don't want to wait another 25 years.
- A concern is underground pollution? *I don't think anything will be done in this area. It will need to be looked at.*
- Too much time and area to be done for revitalization, why don't you apply for a state or federal Prison to be put in the industrial area.
- Is this to connect to 37<sup>th</sup> street industrial? *We can look at this.*
- When this was studied by Urban Renewal it would be interesting to review with them their experiences. I believe they offered a 10 yr tax rebate on Bond issues an incentive to be annexed. There were lots of \$ for improving.

**\*\*\*\*\*Action Taken: Receive and file**

4. **CUP2003-00050/ZON2003-00048**

District VI Advisory Board (DAB) considered the case to amend Parcels 11 and 12 of the DP-78 The Moorings Community Unit Plan; zone change to "LC" Limited Commercial

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Donna Goltry, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Ken Hill, agent* for the applicant expressed: 1) the applicant will attract businesses such as a bank or restaurant, hardware store, beauty shop and apparel shops; 2) the applicant agrees with the staff recommendations and 3) the 55 ft height requirement is in case of residential development over the retail shops.

One member of the public spoke against the 55-ft. height allowance for residential structures. He would prefer a limit of 30 ft.

**The DAB Members expressed the following:** 1) will the owner be the person to maintain control over any tenants; 2) did MAPC already approve the 55 ft. height for residential structures; 3) how tall is the church in the area and 4) members know who the builder is and do not believe he would allow anything undesirable to be placed in the area.

**\*\*\*\*\* Action Taken:** Motion to recommend **Approval** (11-0 Schreck/Best) of the Community Unit Plan Amendment #3 subject to all staff recommendations.

5. **CON2003-00040 1018 N. Market Street**

District VI Advisory Board (DAB) considered a Conditional Use to permit a Bed and Breakfast Inn, 3<sup>rd</sup> house northeast of the 9<sup>th</sup> Street North and Market Street intersection, 1018 North Market.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Donna Goltry, Planner* presented the case and reviewed the staff recommendation with members and the public.

*James Osterlung, owner/applicant* stated 1) he purchased the home in 1992 and has rehabilitated all the rooms; 2) property is zoned for multiple dwelling; 3) he will live on the property; 4) there will be no cooking on the premises and 5) plenty of room for parking.

**Members of the public inquired about 1) sufficient parking; 2) for the owner to comply with the staff recommendations and 3) for the council member to inquire on the status of the Chameleon Rose another Bed and Breakfast in the Midtown area.**

**The DAB Members expressed the following:** 1) why doesn't the staff recommendations have a two-year revisit requirement included 2) plan appears for well screening; and 3) sufficient parking is being provided.

**\*\*\*\*\*Action taken:** DAB members voted (11-0 Foster/Rumsey) to recommend Approval of the request based on staff recommendations.

6. **Overview Evaluation/Recommendations for Zoo/Westdale/I-235 intersection**

*Scott Logan, Traffic Engineer* presented an overview of the evaluation pertaining to Zoo/Westdale/I-235 intersection. A power point presentation was used to review traffic safety and efficiency for the proposed improvements.

**Member Schreck** stated there were a lot of good ideas in the presentation and if any accidents had taken place recently? *Logan* responded none to date.

**Member Rumsey** asked about the Executive summary on pg-2. Stating the 4 steps was a good idea. Also 1 thru 5 on construction and revision if this was in The process of being developed? *Logan* responded that the short-term improvements- we could see if they could be funded possibly thru safety funds.

**Rumsey** finished with the evaluation had good ideas and we appreciate your hard work.

**Member Wine** asked at Windmill road could there be a possible by-pass near the Zoo?

*Logan* stated this is County property right now.

**Council Member Fearey** thanked Scott for his hard work on the evaluation.

**\*\*\*\*\*Action Taken: Receive and file**

7. **Overview of Neighborhood Inspection Functions – OCI - DEFFERED TILL DEC. MEETING**

Randy Sparkman – Zoning, Licensing and Sign Supervisor and Deb Legge – Neighborhood Inspection Supervisor will give an overview of their sections' responsibilities and activities.

**BOARD AGENDA**

8. **Problem Properties**

No problems were reported.

9. **Neighborhood Reports**

**WIN newsletter** will discuss Neighborhood safety.

**North Riverside Citizens Association:** will have a Chili/Stew Feed on Nov. 11<sup>th</sup> at the church starting at 5:00 p.m.

**Benjamin Hills:** 1<sup>st</sup> Tuesday in Feb will hold a presentation on Identity Theft

**Fire Works Task Force:** reconvenes on Wednesday.

**Delano:** planning for next year fall festival.

**\*\*\*\*\*Action Taken: Receive and file**

**UPDATES FROM THE COUNCIL MEMBER**

- Capital Improvement program update: We are holding Tuesday afternoon workshops to review the program, workbook included.

- 21<sup>st</sup> Street Bridge project: November 17<sup>th</sup> meeting with businesses to discuss that a shoe fly cannot be done. There will be some options for signage that businesses will be able to use to announce their business is open.
- Riverside Park update: There have been change orders on the Wetlands, redesign on the retention ponds and a re-opening celebration is planned for Saturday, November 29<sup>th</sup> at 1 p.m. in South Riverside Park.

### **ANNOUNCEMENTS**

- **Need Volunteers for Mass pharmaceutical distribution.**  
In the event of a bioterror attack, Neighborhood Distribution Centers will be activated to assist in a public health emergency. It is important for residents to know there is a solid emergency response plan in place. Evergreen Center is in need of volunteers to be trained. Practice training will be scheduled for early January 2004 for all volunteers to understand their roles in assisting with this very important program. Please contact the neighborhood assistant (303-8042) if you are interested in participating.

With no further business to discuss the meeting adjourned at 9:33 pm.

### **Guests**

Riley Williams	1631 E. 17 <sup>th</sup> St
Kathy Dittmer	823 Litchfield
Ken Thomas	4725 Cobblestone
Jim Osterlawns	1018 N Market
Bob Pickens	1105 N. Market
Margo Parks	
Bert Willis	Sherwood Glen NA
Jessi Virquez	201 E. 21 <sup>st</sup>
Mickey Thull	7125 University 67209
Joe Rodriguez	825 E. Douglas 67201
Kelly Hill	Poe & Assoc 5940 E. Central
Jerry Prichard	1635 N. Clarence
Marjorie E. Mollisee	
Brad Bachman	4829 Portwest Circle 67204
Cathy Landweher	1525 N. Waco 67203c John Schlegel

Respectfully Submitted,

Terri Dozal  
6th District Neighborhood Assistant